



WATER HEATER REQUIREMENTS

BUILDING SERVICES



The following items represent the most common problems found by the Town of Danville Inspection Staff while performing final inspections for water heater installations and/or replacements. Please review and use this guide as a checklist of items that must be completed prior to requesting a final inspection, to limit unnecessary visits to the jobsite.

1. Provide seismic bracing and/or anchorage to secure water heaters. CPC 507.2.
2. Each temperature and pressure relief valve shall drain to the building exterior, terminating not less than 6 or more than 24 inches above grade.
Exception: If it is not feasible to terminate the T & P to the exterior due to physical or structural constraints, the Town may provide an alternate location.
3. Single wall vent connectors must be securely supported and joints fastened with sheet metal screws.
4. Provide an electrical bond wire, minimum #8 bare copper, connecting the hot, cold and gas lines.
5. Be sure that the upper combustion air vent openings are not screened and have a minimum 26-gauge sheet metal sleeve extending 12" above the top of joists and insulation or 2" above the roof sheathing. CPC 506.
6. Provide a watertight pan of corrosion-resistant material beneath water heaters where a leak will cause damage to the structure. The diameter of the pan drain shall not be less than ¾-inch and shall be terminated in an approved location. CPC 507.4
7. Provide required high and low combustion air for water heater enclosures. CPC 506.1.
8. Water heaters located in attics or above ceilings shall have a minimum access of 22 x 30-inches. Where the height of the passageway is less than 6 feet, the distance from the passageway access to the appliance shall not exceed 20 feet. CPC 508.4.
9. Water heaters installed in garages and in adjacent spaces that open to the garage and are not part of the living space of a dwelling unit shall be installed so that burners and burner-ignition devices are located not less than 18-inches above the floor unless listed as flammable vapor ignition resistant. CPC 507.13.
10. Properly install expansion tanks when required in closed systems.